



**Kettering**  
TOWN COUNCIL

Community • Environment • Heritage

Kettering Town Council  
10 Headlands  
Kettering  
NN15 7HP

01536 697490

clerk@ketteringtowncouncil.gov.uk  
www.ketteringtowncouncil.gov.uk

**To: All Members of the Kettering Town Council Planning Committee**

**You are requested to attend a meeting of the Kettering Town Council Planning Committee at 7pm on 14<sup>th</sup> February in the Lahnstein Room, Municipal Offices, Bowling Green Rd, Kettering, Northants, NN15 7QX**

**The press and public are welcome to attend this meeting please contact the Town Clerk to book a place beforehand as spaces are limited.**

**Martin Hammond**  
**Town Clerk, Kettering Town Council**  
**7<sup>th</sup> February 2024**

## **AGENDA**

- PC23/061 To receive and accept apologies for absence
- PC23/062 Declarations of Interests
- PC23/063 To agree the minutes of the last meeting held on 10<sup>th</sup> January 2023
- PC23/064 Public Session Members of the public are invited to address the Council in respect of any planning application on the agenda. Each contribution lasting a maximum of 3 minutes with the session lasting a maximum of 15 minutes

*Members of the public should be aware that Kettering Town Council does not make the decision on whether to approve or refuse planning permission. This is done by North Northamptonshire Council. The Town Council is a consultee and is able to pass on their view to North Northamptonshire Council.*

- PC23/065 **Record of Planning Decisions** (attachment)
- PC23/066 **Renotifications**

## **A) New re-notifications**

[NK/2022/0454](#) 75 Beatrice Road (land adj), Kettering (All Saints ward)  
Full Planning Permission: 5 no. one bedroom apartments.

Members will recall this application got stuck in the process and is now back on active consideration after the Town Council asked NNC to reconsider its approach. Our comments in August 2022 were-

*The application is supported, and the sustainable design features within it applauded, but there are the following additional comments:-*

- *Clarification about the combined heat and power unit, as not requiring gas, as it potentially will*
- *Mitigation for noise generated by the combined heat and power system needs to be described*
- *There is a bathroom window into the plant room – is this a mistake?*
- *Fire and Rescue comments are required about means of escape and emergency vehicle access to the site.*

A large series of amendments have been to the application recently and these are set out on the NNC website.

## **B) Dealt with between meetings**

[NK/2023/0047](#) Jaspers Bar, Meeting Lane, Kettering (Wm Knibb ward)  
Full Planning Permission: 1 no. additional flat to first floor and roof extension to form 2 no. additional flats, with cladding

There were further re-notifications on this application, which has now been approved, albeit with reserved matters which still need to be approved, such as cycle and refuse storage and noise mitigation. Comments on cycle storage plans have been submitted subsequently, to inform the reserved matters decisions in due course.

[NK/2023/0067](#) 51 Montagu St, Kettering (All Saints ward)  
Full Planning Permission: Conversion of first floor to 1 no. flat with creation of bin store to front

The Council's comments in April were:-

*No adverse comments although environmental health's comments about noise and smell are relevant.*

The renotification arose as there was a change to the refuse storage arrangements which were not germane to our comments.

[NK/2023/0734](#) 53 Wood Street, Kettering (All Saints ward)  
Full Planning Permission: Conversion of garage into a one person, 1 no. bedroom residential apartment with associated works (resubmission of NK/2023/0269)

See minutes of the last meeting for our comments. The applicant responded to our points and accepted that one element of the application – access to the bin store from the new flat – had been inaccurate and this was amended. Our objection on this point was withdrawn, but the remaining points were maintained.

[NK/2023/0751](#) 85 Princes Street, Kettering (All Saints ward)  
Full Planning Permission: Change of use from residential property to care home for up to two children

The Committee had no objections when it considered this in January. The renotification was because the applicant had written to address concerns about anti-social behaviour from neighbours.

PC23/067 **New applications in the Neighbourhood Plan Area for consideration and comment**

[NK/2024/0050](#) 66 Headlands, Kettering  
Full Planning Permission: Single storey rear extension with dual pitched roof. Raised terrace and pergola

PC23/068 **New Planning Applications for consideration and comment**

[NK/2023/0719](#) the Woolcomber, St Johns Rd, Kettering (Ise ward)  
Full Planning Permission: Erection of 3 no. dwellings to rear of site with associated parking and landscaping with reconfiguration of existing car park

[NK/2023/0777](#) Action House, 35-41 Montagu Street, Kettering (All Saints ward)  
Full Planning Permission: Change of Use of Class (E) commercial business and service to Class C3 8 no. apartments on first and part of ground floor

[NK/2023/0806](#) 2 Church Walk Kettering (Wm Knibb ward)  
Full Planning Permission: Change of use from offices into 1 no. dwelling. Replacement windows and doors throughout with 2 no. enlarged windows and 2 no. windows blocked up to side elevations

[NK2023/0784](#) 10a-12 Wellington St (All Saints ward)  
Full Planning Permission: Change of use from retail to 3 no. flats on the ground floor and basement with single storey rear extension,

installation of 3 no. external staircases and amendments to fenestration including removal of glazing to shop fronts

[NK/2024/003](#) 33 Netherfield Rd, Kettering (St Michaels/Wicksteed ward) Part 1 Class AA - Enlargement of a dwellinghouse by construction of additional storeys: Additional storey to single storey bungalow to a maximum height of 9.40 metres

[NK/2024/0010](#) Kettering Pitch & Track, Thurston Drive, Kettering (St Peters ward) Full Planning Permission: Replace 3G artificial turf pitch, fencing, lighting masts and hard standing. Install 1.2m high pitch barriers with entrance gates to southern side of the pitch and install storage container to north east corner

[NK/2024/0031](#) 4 Montcalm Close, Kettering (Ise ward) Full Planning Permission: Change of use of a residential dwelling to a care home for one child

[NK/2024/0032](#) 68-70 High St Kettering (Wm Knibb ward) Full Planning Permission: Change of use of ground floor and part of first floor from commercial retail to bingo lounge with new shopfront, 1 internally illuminated fascia sign, 1 internally illuminated projecting sign and 2 internally illuminated digital screens

PC23/069 **Members are asked to note the following applications that have been received by NNC:-**

[NK/2023/0753](#) 24 Pytchley Rd Kettering (St Michaels/Wicksteed ward) Full Planning Permission: Two storey side and rear extension, single storey rear extension with 2 no. rooflights and render entire property

[NK/2023/0797](#) 1a Orion Way, Kettering (St Michaels/Wicksteed ward) Full Planning Permission: Changes to the front elevation to include 3 no. additional first floor windows, replace existing windows, reposition and replace entrance doors, 2 no. external canopies and cladding

[NK/2024/006](#) 98 Almond Rd Kettering (Avondale/Grange ward) Full Planning Permission: First floor side extension

[NK/2024/0014](#) 17 Pebbleford Rd, Kettering (Sr Michaels /Wicksteed ward) Full Planning Permission: Single storey side and rear extension

[NK/2024/0017](#) Windmill Ave Kettering (Pipers Hill ward) Full Planning Permission: Single storey rear extension

[NK/2024/0020](#) 87 Gipsy Lane, Kettering (St Peters ward) Full Planning Permission: Alterations to the roof from hipped to gable, including an increase in height, and single storey rear extension

[NK/2024/0026](#) ATC Hut, Northampton Road, Kettering (St Peters ward) s.73 Application: Variation of condition 2 of NK/2023/0368 in respect of approved plans

[NK/2024/0030](#) 10a Telford Way, Kettering (St Peters ward)

Full Planning Permission: Single storey front extension and link canopy to side

[NK/2024/0036](#) Spinney House, 75A Warkton Lane, Kettering (Ise ward)

Full Planning Permission: Erection of boundary wall and gates with railings

[NK/2024/0044](#) 96 St Johns Road, Kettering (Ise ward)

Full Planning Permission: Two storey side extension

[NK/2024/0021](#) 1 Pebbleford Rd Kettering (St Michaels /Wicksteed ward)

Full Planning Permission: Two storey side extension

[NK/2024/0053](#) 7 Greenhill Rd, Kettering (St Peters ward)

Full Planning Permission: Proposed tiled roof to replace existing flat (single storey) roof. Garage extension and porch